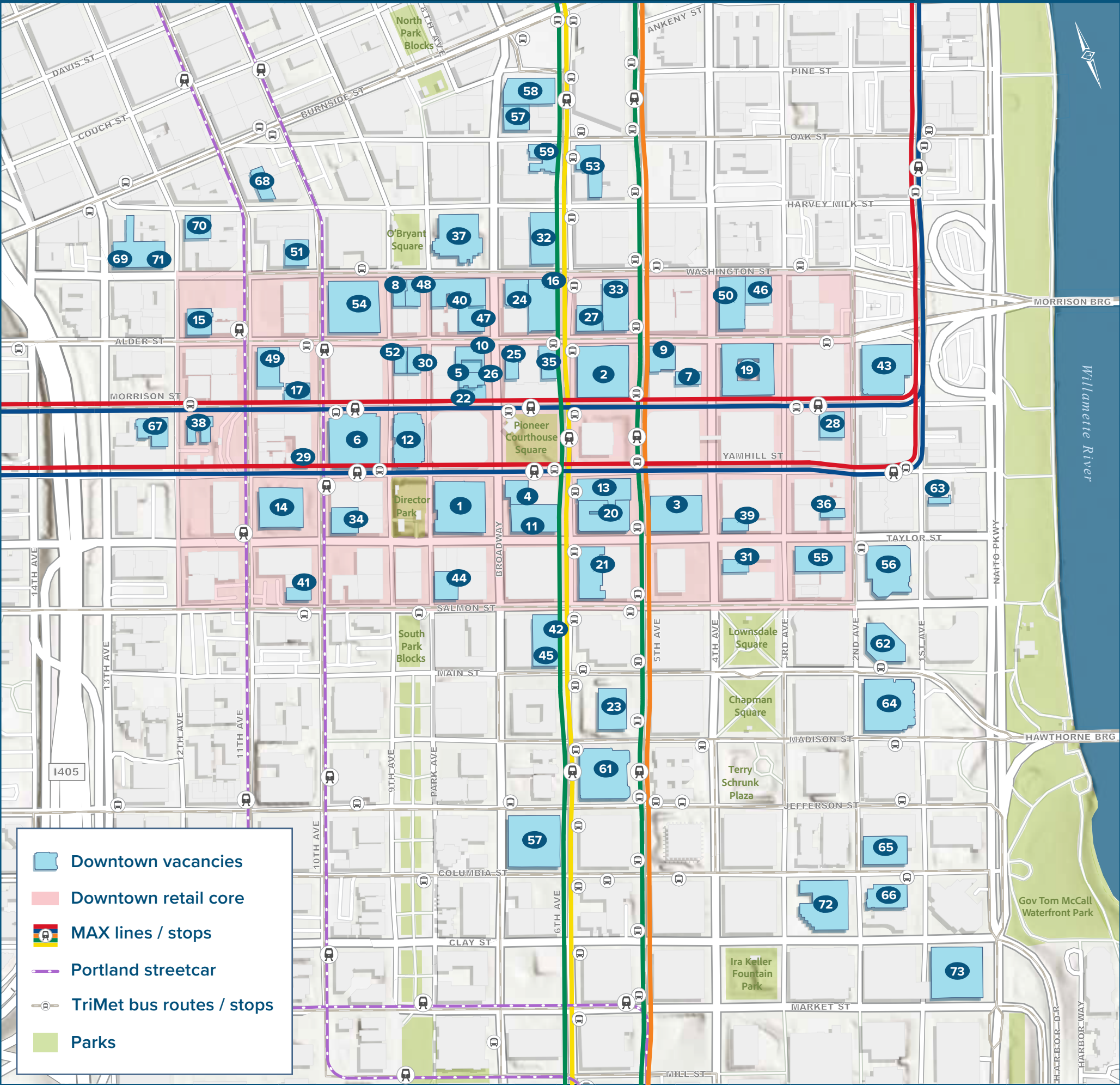




- 1

Fox Tower
- 2

Meier & Frank Bldg.
- 3

Pioneer Place
- 4

Jackson Tower
- 5

625 Broadway
- 6

10th & Yamhill Garage
- 7

Caplan Building
- 8

Stevens Building
- 9

620 Building
- 10

Deady Building
- 11

Pacific Center
- 12

Park Avenue West
- 13

Pacific Building
- 14

Blanchard Bldg.
- 15

Culver Building
- 16

6th Ave Center
- 17

Fine Arts Building
- 18

Charles F Berg Building
- 19

Smart Park 3rd Ave Garage
- 20

5th & Taylor
- 21

Power + Light Building
- 22

Pioneer Park
- 23

Standard Plaza
- 24

508 SW Broadway
- 25

610 Broadway
- 26

The Broadway Building
- 27

Cascade Building
- 28

Centennial Block Building
- 29

Deli on 10th
- 30

The Galt
- 31

Salmon and 4th Building
- 32

Commonwealth Building
- 33

The Swetland Building
- 34

Pang Building
- 35

Selling Building
- 36

Portland Food Hall
- 37

Union Bank Bldg.
- 38

The Mayer Building
- 39

Fourth Ave Building
- 40

Morgan Bldg.
- 41

10th Ave Bldg.
- 42

6th Ave Garage
- 43

121 Morrison
- 44

Park Tower
- 45

2nd Gen Restaurant Space
- 46

Dekum Building
- 47

Alderway Bldg.
- 48

Park Washington Building
- 49

Sentinel
- 50

Central Plaza
- 51

The West End Building
- 52

9th and Alder Building
- 53

Three Kings Building
- 54

Block 216
- 55

250 Taylor
- 56

World Trade Center
- 57

1320 Broadway
- 58

Broadway and Pine Retail
- 59

6th and Oak
- 60

1320 Broadway
- 61

PacWest Center
- 62

One Main Place
- 63

818 Building
- 64

First & Main
- 65

Columbia Square
- 66

Portland Astoria
- 67

Terminal Sales Building
- 68

Union Way
- 69

Indigo 12W
- 70

Spencer Court
- 71

11W
- 72

Essex House
- 73

Crown Plaza

Downtown Retail Core Vacancy List

map #	Address	Building	Street	X Street	Size (SF)	Asking Rent Psf	Broker/Contact Info
1	710 SW Yamhill St	Fox Tower	Broadway	Yamhill	3,167 SF, 5,709 SF First floor, 12,488 SF Second Floor	Call	CRA Ashley Heichelbech / Kathleen Healy 503 274-0211 CRA-NW.COM
2	621 SW 5th Ave	Meier & Frank Bldg.	Morrison	5th	1,979 RSF & 6,925 RSF & 6,041 RSF	Call	Urban Works Real Estate Dan Bozich, Brian Greeley 503 228 3080 Urbanworksrealestate.com
3	Yamhill & 5th	Pioneer Place	5th	Yamhill	Contact Brookfield Properties for available spaces	Call	Brookfield Properties Jessica Curtis (503) 414-8930 www.BrookfieldProperties.com/retail
4	800 SW Broadway	Jackson Tower	Broadway	Yamhill	3,800 SF	Call	Urban Works Real Estate Dan Bozich, Kia Hartley 503 228 3080 Urbanworksrealestate.com
5	625 SW Broadway	625 Broadway	Broadway	Morrison	766 SF	Call	CRA Ashley Heichelbech / Kathleen Healy 503 274-0211 CRA-NW.COM
6	10th & Yamhill Garage	10th & Yamhill Garage	10th	Yamhill	Multiple spaces between 619 SF - 2,634 SF	\$30-\$32/SF	DRComm Chriss Guinn, Ashley Butler, Jenn Lizer 503.703.4462
7	625 SW 4th Ave	Caplan Building	4th	Morrison	1,403 SF Restaurant	\$35/SF/YR	Capacity Commercial Group Michelle Rozakis 503.222.1195
8	812 SW Washington St	Stevens Building	Washington	9th	4,246 SF	Call	Urban Works Real Estate Dan Bozich, Brian Greeley 503 228 3080 Urbanworksrealestate.com
9	620 SW 5th Ave	620 Building	5th	Alder	2,200 SF - 7,388 SF 24,516 SF Basement	Call	HSM Pacific Brock Switzer 503-245-1400
10	708-718 SW Alder	Deady Building	Broadway	Alder	2,500 SF	\$35/SF/YR	Doug Bean & Associates John Brandhorst, Adam Bean (503) 222.5100
11	851 SW 6th Ave	Pacific Center	6th Ave	Taylor	4,778 SF	Call	Urban Works Real Estate Dan Bozich, Brian Greeley 503 228 3080 Urbanworksrealestate.com
12	750 SW 9th Ave	Park Avenue West	Yamhill St	9th	1,224 SF, 1,482 SF	Call	CRA Ashley Heichelbech / Kathleen Healy 503 274-0211 CRA-NW.COM
13	522 SW Yamhill	Pacific Building	Yamhill St	6th	2,464 SF	Call	Pac Hill LTD 503.227.6142 Thepacificbuilding.com
14	812-821 SW 10th Ave	Blanchard Bldg.	10th	Yamhill	1,439 SF	Call	Luis Martin Del Campo Norris Stevens 503.416.8422 norris-stevens.com
15	560 SW 12th Ave	Culver Building	12th	Alder	1,965 SF	Call	CRA Ashley Heichelbech / Kathleen Healy 503 274-0211 CRA-NW.COM
16	604 SW Washington St	6th Ave Center	6th	Washington	23,630 RSF	Call	HSM Pacific Brock Switzer 503-245-1400
17	1001 SW Morrison St	Fine Arts Building	Morrison	10th	1,143 SF	Call	Urban Works Real Estate Tyler Bruss, Dan Bozich 503 228 3274 Urbanworksrealestate.com
18	611-615 SW Broadway	Charles F Berg Building	Broadway	Alder	1,600 SF, 4,383 SF, Former Restaurant- 2,506 SF	\$21/SF/YR	Commercial Real Estate NW Denise Brohoski, Ryan Gay 503.309.5106 CommercialRENW.com
19	318 SW Alder St.	Smart Park 3rd Ave Garage	Alder	3rd	1,414 SF, Former Restaurant- 1,315 SF, Former Restaurant- 2,793 SF	Call	Newmark Trozell Benware 971.266.4956 trozell.benware@nmrk.com
20	825 SW 5th Ave	5th & Taylor	5th	Taylor	4,868 SF	Call	Melvin Mark Nicole Onder 503.546.4540 melvinmark.com
21	920 SW 6th Ave	Power + Light Building	5th	Salmon	1,638 - 2,506 SF	Call	Urban Works Real Estate Dan Bozich, Kia Hartley 503 228 3080 Urbanworksrealestate.com
22	719 SW Morrison	Pioneer Park	Morrison	Broadway	937 RSF	\$5,300/mo. gross + utilities	CRA Ashley Heichelbech / Kathleen Healy 503 274-0211 CRA-NW.COM
23	1100 SW 6th	Standard Plaza	5th	Main St	1,762	Call	The Standard Terrence Paschal terrence.paschal@standard.com
24	508 SW Broadway	508 SW Broadway	Broadway	Washington	2,601 SF	Call	Urban Works Real Estate Dan Bozich, Kia Hartley 503 228 3080 Urbanworksrealestate.com
25	610 SW Broadway	610 Broadway	Broadway	Alder	877 SF	Call	Menashe Properties Shawn Adams 503.221.4040 shawn@menasheproperties.com
26	621 SW Broadway	The Broadway Building	Broadway	Alder	1,010 SF	Call	HSM Pacific Brock Switzer and Melissa Martin 503-245-1400 melissa@hsmPacific.com
27	538 SW 6th Ave	Cascade Building	6th	Alder	1,224 - 4,850 SF	Call	Urban Works Real Estate Dan Bozich, Tyler Bruss 503 228 3080 Urbanworksrealestate.com
28	206 SW Morrison	Centennial Block Building	2nd	Morrison	7,640 SF + 5,102 SF Mezzanine	Call	CRA Alex MacLean / Ashley Heichelbech / Kathleen Healy 503 274-0211 CRA-NW.COM
29	733 SW 10th	Deli on 10th	10th	Morrison	1,707 SF	Call	Urban Works Real Estate Dan Bozich, Brian Greeley 503 228 3080 Urbanworksrealestate.com
30	800-808 SW Alder St	The Galt	Adler	Park	3,976 SF	Call	Norris Stevens Luis Martin Del Campo 503.416.8422 norris-stevens.com
31	916 SW 4th Ave	Salmon and 4th Buildings	4th	Salmon and Taylor	2,700 SF, 6,848 SF, 1,829 SF (Former Coffee Shop), 3,400 SF	Call	The Standard Terrence Paschal terrence.paschal@standard.com
32	607 SW Washington St	Commonwealth Building	6th	Washington	10,174 SF ground Floor + 9,774 SF Mezzanine	\$32/SF FS	Urban Works Real Estate Dan Bozich, Brian Greeley 503 228 3080 Urbanworksrealestate.com
33	510 SW Washington St	The Swetland Building	5th	Washington	6,000 SF	Call	Neville & Butler 503.241.1222 www.nevillebutler.com
34	838 SW 10th Ave	Pang Building	10th	Taylor	Former Restaurant- 1,600 SF Retail- 1,865 SF	Call	Norris Stevens Luis Martin del Campo (503) 225.8422 Norris-stevens.com
35	610 SW Alder	Selling Building	Alder	6th	960 - 4,435 SF	Call	Urban Works Real Estate Dan Bozich, Kia Hartley 503 228 3080 Urbanworksrealestate.com
36	827 SW 2nd	Portland Food Hall	2nd	Taylor	700 SF +/-, Kitchen and non Kitchen space available	Call	Tom Lux Portland Food Hall 562.706.5218 talux2000@yahoo.com
37	707 SW Washington St	Union Bank Bldg.	Broadway	Washington	25,579 SF	\$35-\$39 Full Service	Melvin Mark Nicole Onder 503.46.4540 melvinmark.com

Downtown Retail Core Vacancy List

map #	Address	Building	Street	X Street	Size (SF)	Asking Rent PSF	Broker/Contact Info
38	1122 SW Morrison St	The Mayer Building	Morrison	12th	1,604 SF, 1,714 SF	\$32/SF MG	Kidder Mathews Caryl Brown 503.221.2268
39	832-838 SW 4th Ave	Fourth Ave Building	4th	Taylor	3,700 SF	Call	Matthew Sichel NAI Elliott 503.972.7206
40	720 SW Washington	Morgan Bldg.	Broadway	Washington	Restaurant/Café 1,233 - 2,080 SF Retail 654 - 2,080	Call	Urban Works Real Estate Dan Bozich, Kia Hartley 503 228 3080 Urbanworksrealestate.com
41	939 SW 10th Ave	10th Ave Bldg.	10th	Salmon	4,284 SF	\$4,500/mo. gross + utilities	CRA Ashley Heichelbech / Kathleen Healy 503 274-0211 CRA-NW.COM
42	1009 SW 6th Ave	6th Ave Garage	Salmon	6th	975 SF	Call	The Standard Terrence Paschal terrence.paschal@standard.com
43	121 SW Morrison St	121 Morrison	Alder	2nd	6,000 SF	Call	CRA Ashley Heichelbech / Kathleen Healy 503 274-0211 CRA-NW.COM
44	723 SW Salmon St	Park Tower	Salmon	Park	Former Restaurant- 4,398 SF Former Bar- 2,428 SF	Call	HSM Pacific Brock Switzer 503-245-1400
45	1035 SW 6th Ave	2nd Generation Restaurant Space	6th	Main St	4,306 SF	Call	Norris Stevens Luis Martin Del Campo 503.416.8422 norris-stevens.com
46	519 SW 3rd Ave	Dekum Building	Washington	3rd	3,500 SF	\$27/SF/Yr. NNN	HSM Pacific Brock Switzer 503-245-1400 brock@hsmacific.com
47	705 SW Alder	Alderway Bldg.	Broadway	Alder	1,602 SF, 3,824 SF	Call	Neville & Butler 503.241.1222 www.nevillebutler.com
48	519 SW Park Ave	Park Washington Building	Washington	Park	740 SF	\$15 SF/yr NNN	SVN Bluestone & Hockley Kai Fuhrmann, Jim Wierson II, Olesya Prokhorova 503.222.3800 svnbluestone.com
49	614 SW 11th Ave	Sentinel	11th	Alder	1,509 SF	Call	CRA Jeff Olsen / Kelli Maks 503 274-0211 CRA-NW.COM
50	504-538 SW 4th Ave	Central Plaza	Alder	4th	880-10,000 Divisible March 2022	Call	Melvin Mark Nicole Onder 503.46.4540 melvinmark.com
51	1017 SW Washington	The West End Building	10th	Washington	1,938 SF & 2,505 SF & 1,107 SF (Q1 2021 Delivery)	Call	Urban Works Real Estate Dan Bozich 503 228 3080 Urbanworksrealestate.com
52	606 SW 9th Ave	9th and Alder building	9th	Alder	1,792 SF grd + 1,254 SF mezz	Call	Norris Stevens Luis Martin del Campo 503.225.8455 norris-stevens.com
53	320 SW 6th Ave	Three Kings Building	6th	SW Harvey Milk St.	4,992 SF	\$23/SF/YR	Surfamer Investments Alex Stevenson, Jonathan Rosansky 949-640-0801
54	900 SW Washington St	Block 216	Alder	9th	120-200 SF (March 2023)	Call	M&M Real Estate Consultants Raleigh Lau 503.928.1282
55	250 SW Taylor St	250 Taylor	Taylor	2nd	1,456 SF	Call	Cushman & Wakefield Anne Hecht 503.279.1728 anne.hecht@cushwake.com
56	127 & 131 SW Salmon	World Trade Center	Salmon	1st	1,825 SF, 1,096 SF, 1,971 SF	Call	Urban Works Real Estate Dan Bozich, Kia Hartley 503 228 3080 Urbanworksrealestate.com
57	234 SW Broadway	1320 Broadway	Broadway	Oak	17,302 (two stories)	Call	Urban Works Real Estate Brian Greeley, Dan Bozich 503.228.3147 urbanworksrealestate.com
58	214 SW Broadway	Broadway and Pine Retail	Broadway	Pine	476 SF, 1,413 Sf, 2,739 SF	\$20 SF/yr NNN	Capacity Commercial Group Michelle Rozakis 503.222.1195
59	610 SW Oak St	6th and Oak	6th	Oak St	9,229 SF	Call	UrbanWorks Real Estate Brian Greeley, Dan Bozich 503.228.3147 urbanworksrealestate.com
60	1320 SW Broadway	1320 Broadway	Broadway	Jefferson	2,655 SF & 5,000 SF	Call	Cushman & Wakefield Anne Hecht 503.279.1728 anne.hecht@cushwake.com
61	1211 SW 5th	PacWest Center	5th	Madison	1,210 SF Retail / 3,238 SF Restaurant	Call	Urban Works Real Estate Dan Bozich, Kia Hartley 503 228 3080 Urbanworksrealestate.com
62	101 SW Main	One Main Place	Main	1st	1,684 RSF & 3,525 RSF	Call	Urban Works Real Estate Dan Bozich, Tyler Bruss 503 228 3080 Urbanworksrealestate.com
63	818 SW 1st Ave	818 Building	1st	Yamhill	2,174 SF + 855 SF Mezzanine	\$800/ mo. + Utilities	CRA Sam LeFeber, Alex MacLean 503.866.1956 CRA-NW.COM
64	100 SW Main St	First & Main	Main	1st	2,200 SF	Call	Urban Works Real Estate Dan Bozich, Kia Hartley 503 228 3080 Urbanworksrealestate.com
65	111 SW Columbia St	Columbia Square	2nd	Taylor	7,198 SF	Call	Melvin Mark Nicole Onder 503.46.4540 melvinmark.com
66	140 SW Columbia St	Portland Astoria	1st	Jefferson	985 SF- 6.802 SF	\$28-\$33 SF/yr + NNN	Capacity Commercial Group Michelle Rozakis 503.222.1195
67	1220 SW Morrison St	Terminal Sales Building	12th	Morrison	1,032 SF, 3,710 SF	\$18-\$22/SF/YR	American Property Management Tracie Massey (844) 378-3208
68	1022 W Burnside St	Union Way	Harvey Milk St	10th	1,135 SF	Call	CRA Ashley Heichelbech / Kathleen Healy 503 274-0211 CRA-NW.COM
69	1237 SW Washington	Indigo 12W	13th	Washington	1,093 SF	Call	Urban Works Real Estate Dan Bozich 503 228 3080 Urbanworksrealestate.com
70	1132 SW Harvey Milk St	Spencer Court	Harvey Milk St	11th	2,145 SF	\$35/SF/YR	CRA Ashley Heichelbech / Kathleen Healy 503 274-0211 CRA-NW.COM
71	1201 SW Washington St	11W	Washington	11th	797- 1,581 SF	Call	CRA Ashley Heichelbech / Kathleen Healy 503 274-0211 CRA-NW.COM
72	225 SW Columbia St	Essex House	Columbia	3rd	537 SF	\$23/Sf/YR	CRA Rob Kimmelman 503 274-0211 CRA-NW.COM
73	1500 SW 1st Ave	Crown Plaza	1st	Clay	3,986 SF	\$28/SF FS	Melvin Mark Nicole Onder 503.46.4540 melvinmark.com

Chase McPherson | Downtown Retail Advocate
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